

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Mark Bundy
Change of Use
1848-52 S.E. 1 Avenue

Case #: 59-R-02

Date: May 28, 2002

Comments :

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water Management, Pollution Control Code must be submitted with application for Building Permit.
2. Complete paving, grading, and drainage plan(s) shall be prepared by a State of Florida Licensed Engineer from certified (PSM) boundary and topographical surveys. These plans shall provide sufficient existing and proposed grades to demonstrate minimum on site water quality retention, runoff routing, and appropriate drainage design for the frontage within the public rights of way. Existing elevations from right of way road crown, edge of pavement, center of swale or top of curb, or curb and gutter, back of sidewalk shall be represented on no more than twenty-five (25) ft. grid plan from which contours (runoff routing) can be confirmed.
3. Appropriate sections of the side and rear property shall demonstrate elevations and on site storm water retention per County and City criteria. All storm water shall be appropriately directed to on site retention areas or pervious surfaces that contain the runoff so as not to impact adjacent properties or the public right of way.
4. No storm drainage (ex-filtration trench) system has been indicated for the proposed back out parking area. Please note that when 50% of the frontage of the property is impervious surface an ex-filtration trench is required pursuant to Section 47-20 of the City Code. Also, the ex-filtration trench shall consist of two catch basins with piping in between them. No dead ended systems will be permitted in the public right of way.

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5. No utility services are indicated on these plans. Please indicate whether services are sufficient and already exist or provide a design plan.
6. Final plans for building permit shall include a detail for sidewalk construction in accordance with the Engineering Department's Construction Standards and Specifications.
7. Please indicate whether there is any curbing existing along S.E. 1 Avenue to match up with that proposed on this site plan. If not, the curbing shown on this plan shall be completed with appropriate transition (tapering and return) back toward the swale so as not to leave a ramp for vehicles along the edge of this street.
8. The curbing is indicated to run through the sidewalk which would leave a trip hazard. Please taper curbing approximately 1 to 2 feet from each side of the sidewalk to avoid creating such hazards.
9. Provide a photometric (lighting) plan for all commercial parking in accordance with Section 47-20.14 of the City Code of Ordinances.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Mark Bundy

Case #: 59-R-02

Date: 5-28-02

Comments:

- 1) NFPA 101-2000, 8.2.5.5, Ex 1 implies that a full fire sprinkler system is required at permit or the upper floor is abandoned as an attic.
- 2) Provide flow test.
- 3) Show fire main, or provide a modified floor plan.
- 4) Show hydrant location.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Mark Bundy

Case #: 59-R-02

Date: May 28, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Mark Bundy

Case #: 59-R-02

Date: 5/28/02

Comments:

1. Identify all the existing trees and palms on site as to species and size.
2. Establish a definitive street tree scheme for 1st Ave., utilizing shade trees. (There is an existing Schefflera and Areca palm that may need to be removed.)
3. Indicate any utilities that would affect proposed planting (such as overhead power lines) on the Landscape Plan.
4. Verify that 40% of the gross lot square footage is in landscape, maintained by an irrigation system. (The calculations show 41% "pervious".)
5. Sign-off plans to be sealed by the Landscape Architect.

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Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Mark Bundy

Case #: 59-R-02

Date: May 28, 2002

Site Plan Level II Review/Change of Use/Residential to Office/ROA

Comments:

1. Development must comply with Sec. 47-5.60, D., ROA District.
2. Discuss turn around space with Engineering DRC representative.
3. Sidewalk must be a minimum of 5-foot width.
4. Provide pedestrian path from sidewalk to building.
5. Indicate outlines of adjacent buildings.
6. Is existing chain link fence to remain? If so, indicate on site plan.
7. Indicate location of mechanical equipment and trash receptacle. Pursuant to Sec. 47-19.2.A.Z., any rooftop equipment must be screened so that it is not visible at the ground level from any adjacent property.
8. Back out parking must comply with Sec. 47-20.15.4.
9. Site data lists land use as Office Park, please correct to indicate the land use is South Regional Activity Center.
10. Ownership records indicate Lot 3 is owned by Mark Bundy and Linda King. Provide a consent letter from Linda King.
11. Provide a copy of current plat and any amendments.
12. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager -954-877-7875

Project Name: Mark Bundy

Case #: 59-R-02

Date: May 28, 2002

Comments:

No Comments.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Mark Budd

Case #: 59-R-02

Date: 5/28/02

Comments:

1. Provide a photometric lighting plan in pursuant to section 47-20.14 prior to final DRC review.
2. Side yard setback shall be a minimum of ten (10) feet or one half the height of the tallest building, whichever is greater. The existing is 25 feet in height the minimum side setback is 12.5 feet pursuant to section 47-5.60.D.6.b.
3. Provide the building height from grade in accordance with definition in section 47-2.
4. Dimension sidewalk, minimum five (5) feet.
5. Provide a typical handicap stall template.
6. Provide lot coverage calculations pursuant to section 47-5.60.D.8.
7. Provide adjacent zoning districts on site plan.
8. Provide setback dimension for ground sign.
9. Additional comments may be forthcoming at DRC meeting.